

**VALLEY CREST HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR SESSION MEETING MINUTES**  
**Thursday, February 15, 2018**  
**Terra West Management Services**  
**6628 Skypointe Dr., Ste. 290, Las Vegas, NV 89131**

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**Board Members**

Kenneth Scheuber	President
Jim Westhoff	Vice President
Judy Greenwood	Secretary
Nachman Kataczinsky	Treasurer
David Pallas	Director

**Management**

Ronda Riley PCAM    Terra West Management Services

**Special Guests**

Jake Swinney-Bilmar Landscaping

**Call to Order and Establishment of Quorum**

A quorum was established with all Board Members in attendance and the Regular Session Meeting was called to order by President, Kenneth Scheuber at 6:08 pm.

**Homeowner Comment Period-**There were three (3) homeowners present and the following comments were made in regards to the agenda:

- Landscaping Remodeling
- Garage Sale

With no further business, the homeowner's forum was closed.

**Minutes**

Upon a motion duly made, seconded, and carried unanimously, the Board resolved to approve the May 11, 2017, August 10, 2017 & September 14, 2017 Regular Meeting Minutes, and the Organizational Minutes of November 10, 2016.

**Financials**

Upon a motion duly made, seconded, and carried unanimously, the Board resolved to accept the financials of July, August, and September 2017 as presented, subject to an audit.

**Summary of Executive Board of Directors Meeting**

**Review of Legal Status – No Attorney was present**

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**Unfinished Business**

**Discuss/Approve: Community Wide Landscaping Projects:** Jake Swinney from Bilmar Landscaping along with Vice President Scheuber gave a presentation for each common area landscaping that will be remodeled as trees are becoming overgrown and becoming a nuisance to the community. Each Board Member were given a book with a map of all common areas that correspond with a detailed scope of work for all sections showing what is going to be removed and what is going to be put back in its place or will not be replaced. Refreshing of the rock landscaping will be put down as the current rock landscaping in some places are bare and sparse. Sumacs and Cabot trees are ripping up the block walls in places, making messes in homeowners' backyards, these trees will have a red mark on them. Homeowners are no longer watering the common areas and letters will be sent out to the remaining four homeowners reminding them to submit their water invoices for reimbursement. A Proposal was submitted in the amount of \$81,485.00 for Board of Directors to review by Bilmar Landscaping to remove 379 trees and another proposal to 3141 bushes and to replace bushes/trees and install new rock landscape in the amount \$145,934.00. The Board of Directors will review the proposals and will get back via email by the end of September. The Board has requested additional bids for tree removal project as they did receive another tree bid from Affordable Tree to remove in the amount of \$39,700.00 to cut down and grind 379 trees.

**Adjournment**

President Greenwood motioned to adjourn the meeting to go into the Executive Session and to reconvene after the Executive Session has adjourned. With no further discussion, Vice President Scheuber seconded. The meeting adjourned at 2:34 PM with unanimous consent.

The Meeting Reconvened at 3:33pm after the Executive Session adjourned and the meeting was called to order by President Greenwood and a Quorum was established.

**Discuss/Approve: Community Wide Landscaping Projects:** Jake Swinney from Bilmar Landscaping along with Vice President Scheuber continued the presentation for each common area landscaping that will be remodeled and mentioned that synthetic turf will be placed down in some areas as well. They answered questions that the other Board of Directors had regarding what will be replaced and a time frame of 9 weeks is being targeted for the entire landscaping remodeling project. The Board of Directors wanted to speak without Jake Swinney from Bilmar Landscaping present and requested that he leave. The Board did want to get additional tree removal and stump grinding bids to compare.

**Homeowners Forum**

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There were no homeowners present and the following comments were made in regards to community items during this Homeowners Forum by the Board of Directors.

-Have the inspector look at all lights at the entrance to see if they are working; board members will send over emails with the locations of out lights for repair.

With no further business, the homeowner's forum was closed.

**Adjournment**

President Greenwood motioned to adjourn the meeting, with no further discussion, Secretary Pallas seconded. The meeting adjourned at 5:05 PM with unanimous consent.

Respectfully Submitted by Elizabeth Maye, Agent for Terra West Management on behalf of the Board Secretary.

\_\_\_\_\_  
Approved By Board Member

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date